091.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	791,400	/	791,400
USE VALUE:	791,400	/	791,400
ASSESSED:	791,400	/	791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE FILIPPO PAUL J
Owner 2:	DE FILIPPO MICHELE LEE
Owner 3:	
Street 1:	30 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOGAN EARL J & HELEN T -
Owner 2:	-
Street 1:	30 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,796 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1958, having primarily Vinyl Exterior and 2090 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4796.000	396,700		394,700	791,400
Total Card	0.110	396,700		394,700	791,400
Total Parcel	0.110	396,700		394,700	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.66 | /Parcel: 378.6

Legal Description

User Acct 58378

GIS Ref

GIS Ref

Insp Date 12/02/08

Entered Lot Size

Total Land:

Land Unit Type:

!7373!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,700	0	4,796.	394,700	791,400	791,400	Year End Roll	12/18/2019
2019	101	FV	286,100	0	4,796.	400,400	686,500	686,500	Year End Roll	1/3/2019
2018	101	FV	286,100	0	4,796.	298,900	585,000	585,000	Year End Roll	12/20/2017
2017	101	FV	286,100	0	4,796.	270,700	556,800	556,800	Year End Roll	1/3/2017
2016	101	FV	286,100	0	4,796.	259,400	545,500	545,500	Year End	1/4/2016
2015	101	FV	274,500	0	4,796.	219,900	494,400	494,400	Year End Roll	12/11/2014
2014	101	FV	274,500	0	4,796.	208,600	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	274,500	0	4,796.	198,500	473,000	473,000		12/13/2012

PRINT

Date	Time
12/10/20	22:01:07

LAST REV

Date	Time
03/05/19	09:58:50

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7373

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOGAN EARL J &	41011-607		9/25/2003		450,000	No	No		
	12194-662		4/27/1972		24,500	No	No		N

USER DEFINED

Prior Id # 1:	58378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	1423	Redo Kit	61,834	C				
4/5/2017	362	Redo Bat	14,400	C				
2/13/2015	141	Re-Roof	8,040					Strip and re-roof.
7/20/2004	654	Redo Bat	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
12/2/2008	Meas/Inspect	163	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
2/13/2004	MLS	HC	Helen Chinal
3/23/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4796		Sq. Ft.	Site		0	70.	1.18	5									394,716						394,700	

Total AC/HA: 0.11010 | Total SF/SM: 4796 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,716 | Spl Credit | Total: 394,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21390975
Const Adj.:	0.99989998
Adj $ / SQ:	163.861
Other Features:	85250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487292
Depreciation:	90636
Depreciated Total:	396656

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

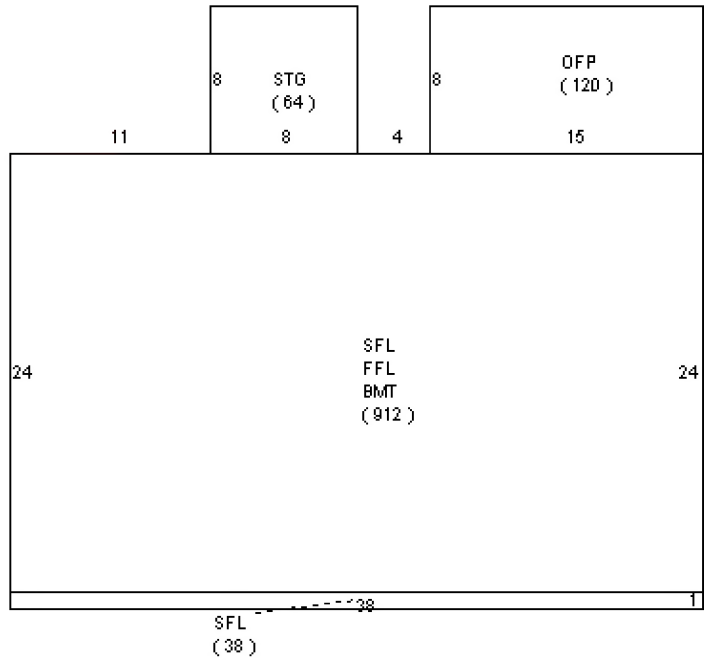
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.25
Special Features:	0	Val/Su Net:	134.11
Final Total:	396700	Val/Su SzAd	213.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	950	163.860	155,668
BMT	Basement	912	53.090	48,419
FFL	First Floor	912	163.860	149,442
OFP	Open Porch	120	30.250	3,630
STG	Storage	64	9.120	584

Net Sketched Area:	2,958			Total:	357,743
Size Ad	1862	Gross Are	2958	FinArea	2090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	